

BRITTANY TERRACE SITE PLAN (01-53)

Mr. Gregory Shaw of Shaw Engineering and Mr. Peter Kean appeared before the board for this proposal.

MR. PETRO: Configuration of roadways within mobile home park. The application is for the site plan amendment approval for the mobile home park to expand additional 107 units. This is an amendment to an approved site plan. Okay, Greg.

MR. SHAW: Thank you. This project I would almost say the board maybe knows more about that project than I do. Just for the record, let me introduce some issues. it's owned by Joan and Peter Kean, comprises 68 acres and it's in the R-1 rural residential zone. Back in 1968, at least records in the Town of New Windsor indicate that there was approval given for 275 mobile homes on 5,000 square foot lots, subject to water and sewer requirements. Since that point in time, I guess the documentation regarding the number of units and the layout of the units, et cetera, is not available. What this board asked and what the applicant was to come up with a site plan demonstrating how many units you can fit on this lot where the roads are going to be, each unit has 5,000 square foot, the setbacks are met, and that each lot is buildable, okay, and that was the charge to my client and that was my job. Presently on the site, there are 63 home sites and one building which is used for combination of office and residence. What we have proposed on this plan are 170 additional home sites for a total of 234, approximately 41 units shy of the magic 275 mobile, excuse me, home site unit number which was established back in 1968. The plans that I submitted before you show the layout of the units, the profiles of the roadway, the grading of each and every lot, the parking spaces and conceptually some of the storm water management system. I was told that that's all we needed to do in order to establish that each lot is buildable. I'd like to just take a second to point out and to also introduce into the record some of the notes I have added to this drawing, such as note number 9, if I can read it in. Prior to the issuance of building permit for a home site, the owner shall demonstrate to the Town of New Windsor that the subject

unit has received water and sanitary sewer approval from the Department of Health. This we, we'd like to go on a phased basis. If you take a look in the upper left-hand corner of the plan, you'll see that I broke out the phases, I believe there are 9 phases which are, could go to comprise the total number of units and we'd like to get approval from this board on the condition that we, in order to get a building permit, we have to return from the health department and demonstrate that we have water and sewer approval for that unit prior to getting a building permit. What that allows us to do is go to the health department and put in the improvements on a small basis. My client is not going to build up this number of units in two or three years nor is he going to put the improvements in that quickly. What we'd like to do since it's going to be a slow buildout, we'd like to have the cost of the infrastructure spread out slowly also that's why we're asking for a phased basis so we can go to the health department for a phased basis.

MR. PETRO: Where is the phase lines?

MR. SHAW: Up in here, Jim.

MR. PETRO: Didn't you already have a problem with sewer here? Did you have something to do with the sewer was overflowing here, other problems here? Has that been corrected? There was a problem with sewer, you didn't have capacity for what you had, was my understanding.

MR. KEAN: Oh, no, we had, we got a SPDES permit for 10,000 gallons a day and according to the literature and Mark, I'm sure, correct me, make sure I'm saying it correctly, the health department says or DEC says X gallons per unit, okay, regardless of the actual flow. We're metered, we have water meters so we know exactly what our daily water consumption is. We figure a hundred percent of the water that goes through the meters goes into the sewer plant, we're running around 63, 6,400 gallons a day, so we have space in the existing sewer line.

MR. PETRO: Where is the plant, in the leach fields?

MR. KEAN: We have septic tank and surface sand filter.

MR. PETRO: You just told me that according to the SPEDS permit, you're doing 6,300 gallons a day on a 10,000 gallon permit, let me ask you this, does it work?

MR. KEAN: Yeah.

MR. PETRO: Because sometimes you have a permit for something or you have some engineers designing something, then you go in the field and it's not exactly what it's supposed to be or it doesn't work. You don't have smells or seepage?

MR. KEAN: When the effluent is pumped on to the sand filter, it stays on top and the filtration permits six inches of effluent to stay and slowly trickles down into the sand.

MR. PETRO: Now where is that on the map?

MR. SHAW: It's right here.

MR. PETRO: Are you putting new units around that?

MR. SHAW: We're putting these 4 units in close proximity, probably maybe 2 units in close proximity keeping in mind this is at a one inch equals a hundred scale.

MR. PETRO: Where is it again?

MR. SHAW: In this box right here.

MR. PETRO: How many more units, this is all up in front by the road, it's right next to Station Road?

MR. SHAW: No, this is it.

MR. PETRO: You're going to take all these new units, Peter, all going to go into the one location?

MR. KEAN: Yes, but not to that sand filter, as we

speak, we have design work being done on an aeration plant which probably will replace the sand filter, not today, certainly.

MR. PETRO: Why aren't you doing this in the rear of the property where there's nothing back there? You've got it up in the front of the property. I'm just curious.

MR. SHAW: You need a stream to discharge. It's not like a conventional house where you take the waste water, you put it in the ground and it's absorbed, you have a sand filter where you flood the sand filter, it goes through the sand, it gets picked up by underdrains and has to be discharged somewhere so every gallon that comes in a gallon goes out.

MR. PETRO: Where is the solids?

MR. SHAW: That's settled by the settling tanks ahead of the sand filter.

MR. LANDER: How many phases, you have 6,400 gallons, you have 10,000 gallons, so you have let's say 4,000 gallons for sake of argument, how many phases can you build before you have--

MR. KEAN: Probably one.

MR. LANDER: Before you have it at capacity?

MR. KEAN: I'm a pretty conservative guy, I don't want to find out I'm exceeding my SPDES permit, then try to do something about it. So we're doing the work now so as we slowly build out, we'll be able to put the plant in at which point we won't have the necessity, just the way I work, I'd be back here anyway with it.

MR. PETRO: I don't know about all this. I just look at this piece of property, I realize we've been through this, you say you have approval from 15 years ago or I forget the dates, but it just looks like about, and I don't care if somebody gets mad but it looks like 9 pounds of you know what in an 8 pound bag. It's really loaded, loaded. And I don't see how you could, how

many total units are you going to have here?

MR. SHAW: What we have is one residence, 63 existing, all right, so that's 64, we're going to be doing another 107 home sites for a total of 234.

MR. PETRO: All going up to Station Road in the little tiny sand sewer?

MR. SHAW: Well, no, not exactly. Phase 1 will the existing sand filter which will be used because there is capacity there as Peter says, once phase one is built out, then money's going to have to be spent for improvements that will be the new system.

MR. PETRO: Same location?

MR. SHAW: Same location cause we need a point of discharge, all right, but it will be a different type of treatment, all right, at a higher capacity.

MR. PETRO: Do we have mobile home, zoning for mobile home parks today, what would the number of units be?

MR. SHAW: Jim, I believe that the ordinance hasn't changed from 1979, I may be wrong, but I don't think it's been upgraded, that this follows the existing ordinance, but I will defer to the building inspector.

MR. PETRO: How did you resolve that, you did indeed have a valid site plan, how was that resolved? Did you take the Town of New Windsor to court or was it resolved?

MR. KEAN: We had a site plan that was approved by the town, Kartiganer was taking care of my paperwork, Kartiganer went out of business, the town discarded all of their records or many of their records and it's not me, the town lost it.

MR. PETRO: How was it resolved though?

MR. KRIEGER: Perhaps I can help, no, it did not result in litigation with the town. There was a considerable discussion that occurred, some of them involving me,

some of them not involving me. Basically, dichotomy was this, there appear to be minutes by which that number was specified which Peter has cited with the plan but there was no actual map for whatever reasons were suggested by Mr. Kean, but it was verified that there was no map on file with the town but there were the minutes. In the minutes it specified a number of units, it did not specify, minutes normally don't, a layout which is why we're here now and where the number came from.

MR. PETRO: You have units up the spine road, this is 10 or 20 units on that little thing up there, I mean I know you got permission to do the phasing so I'm talking about something you feel you already had and I'm hashing out something I shouldn't even be talking about.

MR. SHAW: Pretty much, yes. It's my understanding that the number has been established based upon a letter that I have in my file generated by Phil Crotty, the town attorney, and basically charging that we come back to the planning board to get an amended site plan approval, to get approval for the layout of the roads and the units and to demonstrate, and correct me if I'm wrong, Mark, that we can fit that number of units on the site. And just to answer your question with respect to whether the zoning ordinance has changed, the zoning ordinance that's still in effect with the town for mobile home sites is still your 1971 edition, so nothing's really changed. And this complies with your current ordinance and also your '71 ordinance because they're both the same.

MR. PETRO: If I requested the applicant, you, the owner, to remove a good portion of these units, you would tell me no, correct?

MR. KEAN: I would have to ask for your justification.

MR. PETRO: Well, saturation of the piece of property, I mean, it's here, look at that, that's my justification, that's absolutely, you know, I know everybody's in business to make money and to do things but that's--

MR. KEAN: Money is just part of it, Mr. Petro, money is certainly important because without money, we can't continue to do much of anything else. We give people in the Town of New Windsor affordable housing. I mean, near to me over on Toleman Road, they're selling houses for \$450,000, you have people in here that left earlier that came here 30 years ago. I have been in town for 37 years, if you had said to me 37 years ago my goodness, you're going to have to be able to afford \$100,000 house in order to have a nice place in the Town of New Windsor to live, you would have said I think you're crazy. And I think all of you would have said the same thing. We afford quality housing for primarily older people, 55 and older community. Under the Federal standards, and we have been slowly working towards that, we have 70 percent, we need 80 percent before we can call ourselves 55 and older.

MR. PETRO: That holds water to a point but not a hundred percent because a toll collector makes \$1,200 a week, so everything is proportionately relative. So yes, it is more affordable for certain people but also most people are doing better today. I'm not a hundred percent against it and obviously, you have a right to do it, I just think the number of units on that piece of property and especially going into a sanitary system that's not hooked into the town system you're going into, to me, I don't care what an engineer says, a suspect system, sand filters and--

MR. KEAN: We would not be using that system after we got near to the capacity, I would suspect when we get to, we're at 65 now, by the time we get to 9,000, we damn well better have another system.

MR. PETRO: Same type of system, you're not going to be hooked--

MR. KEAN: No, it will not be the same type, it will be a legitimate sewer plant, a fabricated--can you describe it, Greg?

MR. SHAW: A package plant, for lack of a better term.

MR. PETRO: Process the material instead of waiting for evaporation and discharging into a stream?

MR. SHAW: We'd need approval from the health department and DEC, it's not a suspect system, it's a system that will be approved by the governing regulatory agencies.

MR. LANDER: Mr. Shaw, question for you, road one phase 8, you've got 19 units there?

MR. SHAW: Road I.

MR. LANDER: Road I, are you going to be able to get the slopes in there? Looks a like steep.

MR. SHAW: If you take a look at the following drawing and again, the purpose of this exercise was to demonstrate that each and every unit was buildable, I put together a grading plan and this is what you're referring to, Road I, and that's the grading that's going to have to be required in order to accomplish it.

MR. LANDER: My question to you is you can make the grades work?

MR. SHAW: Yes, a only a matter of moving the dirt or rock.

MR. PETRO: I'm going over the minutes and the town attorney's followup letters together along with what Andy was saying, I am of the opinion that the projected project received a vested right, is what you said, to a conditional use approved for the 275 units in 1968.

MR. LANDER: What's conditional use mean?

MR. PETRO: That's my point.

MR. KRIEGER: It was in the minutes, if I recall correctly, it was conditioned, it mentioned being developed in phases, conditioned on adequate water and sewer, that was the condition to which I believe Mr. Crotty's letter referred because it was the one--

MR. PETRO: So, let's talk about adequate sewer again, you're going, now you're going with the 6,200 gallons into that sand pit up front and it's discharging into a local stream?

MR. SHAW: Correct.

MR. PETRO: Can you drink the water that's being discharged?

MR. KEAN: Yes.

MR. PETRO: And it never smells. So, now you're going to go up to 10,000 gallons before you go into this package plant that you're going to put up to do the other couple hundred units, other hundred units that you're putting in, I'm trying to find out from this letter just how vested your rights are and again, I'm not an attorney, but I can certainly read as good as the next guy. I'll tell you what I'd like to do, I'm going to go over this, I'm going to talk to the town attorney, talk to Mr. Krieger, I'm not a hundred percent against what you're trying to do here, I just, I would like to see the number of units curtailed somehow, I mean, it's absolutely packed and there's no way, again, the law's telling you you can have that many units, I'm not disputing that.

MR. KEAN: The law says we can have 322, the original approval was for 275, we're coming back and asking for 203.

MR. SHAW: 234.

MR. KEAN: So we've dropped 30.

MR. PETRO: Still you're looking for relief from the board for a phased unit. We can say no, I don't want it phased, I want all the infrastructure first, I want the sewer plant up at that point, you have to do the sewer plant if you're going to do all the infrastructure, so bear with us a little bit. I want to review this.

MR. KEAN: I can't afford to build the whole place.

MR. SHAW: Just keep in mind just the water system alone if you were to lay out the dollars for water system to service 234 units, all right, and then start building out 3 units a year, 4 units a year, which is what Mr. Kean's rate is from what I understand, it would be cost prohibitive, that's why they allow people to do it on a phased basis.

MR. PETRO: I understand that and I'm trying to figure you've got to understand that I'm a Chairman of the Planning Board, I don't like this unit here, this whole thing, I'm trying to think of a way, of course I want to be fair to him somehow and yet maybe that's the way not to have it saying I don't want it phased, I want to see the whole thing built, the sewer plant, make sure it's going to work. Money's not an issue at the planning board.

MR. SHAW: Do you want to see it denuded, graded and have exposed earth and have it sit for a decade?

MR. PETRO: I'm talking before I think it out, I'm talking as I'm thinking, I'm just saying I want to think about it, I want to think about the phases, I want to talk to the other board members, see about a, what they think, two aren't here tonight, I want to talk to the town attorney and Andy Krieger and find out exactly where we can go with this. I just think it's a massive, massive project with incredible density on that piece of property. Can you deny that?

MR. KEAN: Well--

MR. PETRO: The town is trying to increase the zoning to larger lots, as you know, I've told you that and again, this is nothing personal, I don't want you to think I'm sitting here so you can't have it. This is nothing against you. I'm just trying to think of a better way for everybody involved to have how many total units, 234, how many acres is it?

MR. KEAN: It's actually 69.8.

MR. SHAW: Plan indicates 68.0.

MR. PETRO: 69 acres we're going to be looking for 35 units on that amount of property and you're coming in with 231 new zoning so what you have, that's where our thinking is, that's what you have before us. Follow what I'm trying to say? It's worlds apart, worlds apart.

MR. SHAW: With all due respect, the first thing you have to do, talk to the town attorney, cause I think my understanding, I could be wrong, that the issue of the density is behind us. I know you don't like it but I believe that that's not open for discussion because based upon the action of the late '60's and early '70's.

MR. PETRO: Let's assume that's correct, he's going to tell me exactly what you just told me, then maybe I can do something else to slow up the density of the 69 acres. I don't know how something, the sewer plant in the front, the sand system in the front of the property to me is just very poor planning. I don't know why it's there in the first place.

MR. SHAW: It's the low point of the site and there's a stream there.

MR. KEAN: Whatever kind of sewer plant we have, we have to have discharge into a stream, Town of New Windsor discharges into the Hudson River, everything is chlorinated, everything is filtered.

MR. PETRO: How about the other members, anybody have any comment? What's your thinking?

MR. LANDER: Jim, what I see here is there's a lot of units here but again, by law, if his vested rights are held, he can put more units than this in here.

MR. SHAW: While it may look like a lot of units, if he builds one a month, which is more than what he's ever done that's a 15 year buildout.

MR. PETRO: That's fine, he can go out here and not make it to the corner after he has approval, somebody

else buys it and come and build the whole thing. We don't know how it's going to be built out, we know that he does a good job. But something can happen, anybody can buy it. All right, let me talk to them.

MR. KARNAVEZOS: I have one question, this spine thing that comes through the top, did you buy this piece of property because I see Toleman Associates on each side.

MR. KEAN: Excuse me, can I point on the map here, this is the old O & W Railroad running all the way down here.

MR. PETRO: You would not be willing to give up anymore units, correct?

MR. KEAN: What do you think is there? I want to be over 200, make a couple, I can take a couple off, maybe these in here, which would be most difficult, maybe ten of them I can do away with.

MR. PETRO: What are these up in the spine road, where are these units?

MR. KEAN: This piece is a piece that we bought shortly after we bought the main farm and this is the O & W Railroad, goes all the way down here to Toleman Road, so this will be, this road will tie in with Toleman Road so we'll have access on Tolman.

MR. PETRO: You're going to open that to Toleman Road?

MR. KEAN: Yes.

MR. PETRO: That's the one thing I like. Has this been to the fire department? Yes.

MR. KEAN: If you want me to knock off a few units, I'll do that, but the thing is this is my life, this is my career, this is what I do. I didn't come in here to do development and leave town and you know what they're like, I live here, I live there.

MR. PETRO: You have to understand what I said, you can become a religious nut and go to Argentina, I always

use the word Argentina, and for some reason, somebody else buys it.

MR. KEAN: Ten or fifteen years ago, nobody would have said there's too many, it's because of Vails Gate you're saying that, that's just not fair to me.

MR. PETRO: I understand that. I feel I want to close it up, I'm not for this project but that doesn't mean that you don't have a right to do it. I'm trying to do the right thing to do, I just want to get a better feel for the whole thing because obviously, you have definitely a vested right here yet we can certainly do things by not granting a phasing that could hinder it and I don't want to do that. If we can work together, maybe get it down a little bit, I'm still very concerned about that sewer being in the front of the property and I realize you're discharging into the stream because the topo all comes in way towards Station Road.

MR. KEAN: Yes. For your information, I talked with the town folks years ago, as a matter of fact, McGoe, Hauser and Edsall did a study for me on sewers and there's some very basic design work to tie in with Beaver Dam, I would much rather tie in with Beaver Dam than go into the sewer plant, but the town has no capacity. I would be thrilled to tie in with Beaver Dam, I was going to build a line and donate it to the town.

MR. PETRO: How many more units, how many is built now, 70?

MR. KEAN: 63.

MR. PETRO: So, basically it's a hundred gallons per unit for the SPDES permit, so you can build out 35 or so.

MR. KEAN: We're probably looking at phase one.

MR. PETRO: Then you're going to be down there then you have to build a plant.

MR. KEAN: Then you have to do something. Well, I'm doing something with the sewer now. I'm getting the engineering done now.

MR. EDSALL: Jim, if the plant capacity of his existing treatment unit and sand filters allows for whatever number of units and that allows him 15 more before he's at the DEC's design capacity, it doesn't matter what real flow he has, DEC's going to limit him based on the calculated flow so they're going to ultimately be in charge of that decision.

MR. PETRO: But that's my point, calculated flow or real flow?

MR. EDSALL: Calculated flow would allow for some excess capacity and that's how DEC will look at it. They won't allow him to build an extra 30 or 40 because he happened to have a history of somewhat lower flow for years in the past.

MR. PETRO: Motion for lead agency.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the Brittany Terrace Mobile Home Park site plan amendment. Is there any, we're calling this an amendment, do you agree with that Andy?

MR. KRIEGER: Yeah, I don't know what else you'd could call it.

MR. PETRO: Roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. SHAW: If you're going to be talking to the town

attorney, also ask him about SEQRA because if we do have vested interest, that is we do have an approval going back to 1968, '69, '70 that approval may precede SEQRA, SEQRA may not be an issue, but please ask Phil for an opinion on that.

MR. PETRO: All right, drainage study is definitely needed, you talked to Mark already about that drainage study or you're saying it's part of the SEQRA process we're not going to need it?

MR. SHAW: No, what I'm saying I provided on the drawings what was asked of me, which was to conceptually lay out the storm sewer and where the detention ponds are going to go. There are many aspects of this system that aren't designed, the water and sewer has to be approved by the health department for sure, but this is an amended site plan to demonstrate that the units can fit on the site.

MR. PETRO: I'll let you take that up with Mark and whatever he's satisfied with we'll be satisfied with. It seems to me you're willing to remove the 19 units on the bottom?

MR. KEAN: Yes.

MR. PETRO: And you have the, I think the other units, too, there's six right next to the road in the front down in the corner they're 250 feet from Station Road.

MR. SHAW: They're a couple hundred feet back.

MR. PETRO: How about the four by the sand pile that looks like right on the road, I would suggest this and these are here to start let me talk to Phil and you'll still be over your 200 mark.

MR. KEAN: I'm willing to trade some of those for a couple more up in here.

MR. PETRO: I don't want to see trailers on the road.

MR. KEAN: The home that we sell when you drive by them look like small cottages, they're 24 and 28 feet wide.

MR. PETRO: Can you see these units from the road?

MR. KEAN: Yes, you don't see them a lot, I respectfully invite all of you to come out and look at Brittany Terrace.

MR. PETRO: How wide is the road you're connecting into Toleman Road, I see a fire approval on it?

MR. SHAW: If you go to the drawings, that's 20 feet wide, that's in accordance with your ordinance, when you single load a road, you're allowed to go down to 20 feet from a conventional 24.

MR. LANDER: No on-street parking?

MR. KEAN: No on-street parking at all anyplace in the community.

MR. PETRO: Did we make any progress? I don't know.

MR. SHAW: I'm not sure.

MR. PETRO: We took lead agency. You certainly know how I feel about it.

MR. KEAN: You're not bashful, that's for sure.

MR. PETRO: No, but again, I try to be as fair as possible. You have certain rights too, I just try to do the right thing.

MR. KEAN: I don't mind taking some numbers off. I don't like it, but I'll work with you, but I would also like someplace in here to as time goes along to have the ability to come back cause we do have a State Supreme Court decision upholding the 275, so we would like to be able to come back. I don't want 275 in there so we would like to come back and say listen, we gave up 20 down there, can we put another one here with support of, I have engineering, of course, and I think that protects my interest and gives you guys what you want for the town.

MR. PETRO: Well, under your vested right is what you're saying?

MR. SHAW: Note number 11, I tried to spell it out for the record as clearly as I could. Again, some of the phraseology used was from the letter of Phil Crotty and I think the last two sentences of what I added with regard is to the ability to come back to this board with an amended plan which any applicant can do for a site plan.

MR. PETRO: I know he can do it even under the present zoning, but he's saying he wants to do it under his vested right of the 1968--

MR. KEAN: You can still do it under the present zoning.

MR. PETRO: Under the present zoning, I can say no, forget about it, I don't want to put you on the agenda, I won't even review this, I mean, you can have a judge tell me to review it, but I won't review it. So that's the difference. You're saying you want to come back under the vested right, he's saying you can do it under the local law anyway. But to answer your question, no, I would be against that, I'm trying to get it down as far as possible, you're saying you might want to come back in whatever number of years trying to go ahead again.

MR. KEAN: Conditional use, a conditional use was by the Supreme Court of the conditional use in an R-1 zone for manufactured houses or mobile home park.

MR. PETRO: I agree with what you're saying, I'm trying to strike up a bargain with you but you want to use that word to lower the number of units and then this board can go forward and do your chopping up in the phases and do whatever else you have to do and get going. If you're willing to do that, you can say no, this is what I want.

MR. KEAN: I don't, you know.

MR. PETRO: I'm going to get an attorney tomorrow and

we're going to see you here, this is what we want, that's what you can do, too. I don't think we need to do that. I think that we can resolve it. But I'm trying to strike up a deal if you want to use that word, I don't know if that's the right word or not, so we both can come away saying I did the best I could for the town and I still can build up some units that I want and I'm a little bit more clear on the sewer process also. And I think you can't move forward because the town doesn't have the capacity but if you had a way to connect, you'd be in a lot better shape because I think that's the biggest, that's a very difficult thing to have 230 something units into, well, you're saying you're going to build a mini plant, but still discharging and going into streams, it's not the same as going into the town plant.

MR. KEAN: I would love to be in the town plant.

MR. PETRO: I guess we know what we're doing.

MR. SHAW: Yes, where do we go from here? Do I wait for the town to contact us regarding your issues, that being Phil Crotty and SEQRA and the conditional use permit that was granted?

MR. PETRO: Why don't you put a request to be on the next agenda because I'll have my answers by then. I'll talk to the board members and you'll also know what you're willing to do or not willing to do by then and if you come back and say I'm not giving up anything or just give up these, then we can go from there. But I don't think that's going to happen and I think I'll talk to Phil and get a good feeling for it, you'll be on the next agenda.

MR. KEAN: I'd really be very grateful for not just for me but you folks if you came out and drove through Brittany Terrace.

MR. PETRO: Again, I have no doubt that you run a great ship, but again--

MR. KEAN: Talk to the people that were making \$100,000 and chose this lifestyle, talk to the people 60 and 70

September 12, 2001

46

and 80 years old that live there.